

# HOUSING NOW

## Winnipeg CMA



Canada Mortgage and Housing Corporation

Date Released: October 2008

### New Home Market

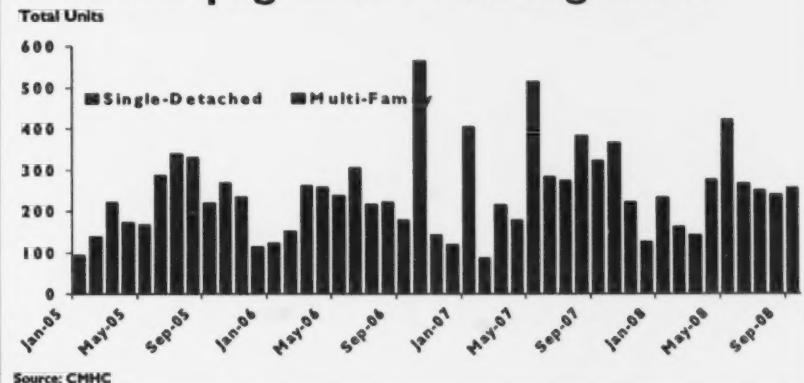
#### Starts down 15 per cent, demand remains strong

The first nine months of 2008 saw total housing starts in the Winnipeg Census Metropolitan Area (CMA) reach 2,247 units, 15 per cent below the same period in 2007, but the second strongest performance since the three-quarters of 1989. There

were 256 housing units started across the Winnipeg CMA in September. This represents a decline of twenty per cent from September 2007. Over both periods, the declines have been led by the multi-family sector which has seen some cooling from its torrid 2007 pace. The construction of single-detached homes has continued to move modestly ahead of the 2007 performance, helping to soften the impact of reduced multi-family starts.

Figure 1

#### Winnipeg CMA - Housing Starts



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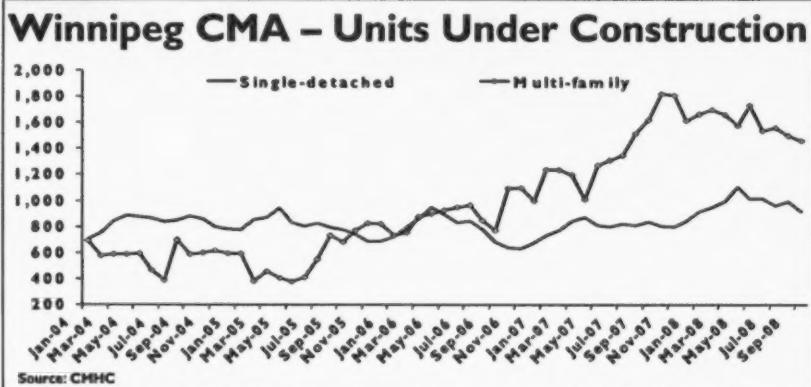
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Figure 2



With 174 single-detached starts in September, the Winnipeg CMA matched exactly the performance in September 2007. This brought total single starts thus far in 2008 to 1,471, still three per cent ahead of 2007, when 1,425 single-detached units were started in the first nine months. Single-detached construction has been at consistently elevated levels throughout 2008 and builders are confident the performance of the last nine months can continue into 2009.

Construction outside of Winnipeg City also continued to make up a substantial portion of single-detached activity with 65 of the starts, or 37 per cent, being recorded beyond city limits. The rural municipalities of Tache, St. Clements, and Springfield led the way with 14, 13, and 10 starts respectively. On a year-to-date basis, activity has shifted from the city to the RM's. September's performance brought the RM's share of total CMA single-detached starts to 26 per cent for the year.

Meanwhile, the multi-family sector continued to see performance

decline from record multi-decade highs in 2007. There were 82 units that had foundations poured in September, bringing the year-to-date total for 2008 to 776, 37 per cent below the same period in 2007. Much of the pull back has been in the number of units slated for rental tenure. There were more than 1,400 total rental starts in 2006 and 2007. Thus far in 2008, there have been only 229 rental starts. While builders had been responding to persistently low vacancy rates and more attractive legislation governing rents, that impetus has not been sufficient to encourage continued rental construction at the pace seen over the last two years.

Outside of the Winnipeg CMA, the Census Agglomeration (CA) of Brandon enjoyed a strong quarter of construction. The third quarter total of 134 units started brought the total for the first nine months to 260, over 100 more than the 159 started over the first three quarters of 2007. It also represents more starts than have ever been recorded over an entire calendar year in the CA. Of the 260 starts, 164 of them

were multiple-family dwellings, a substantial shift from previous building patterns where such construction was largely confined to the Winnipeg CMA.

## Resale Market

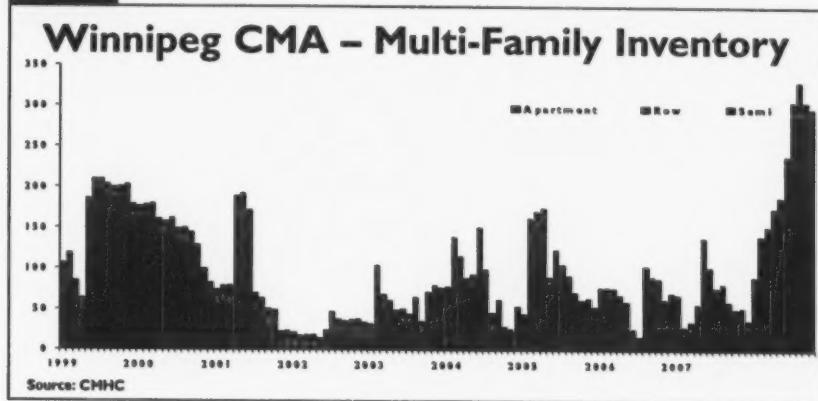
### Resale market remains robust with expanded listings

MLS® activity remains strong moving into the fall months. September saw more than 1,000 sales at an average price more than ten per cent above September 2007. Buyers have been taking advantage of a listings expansion that has given them the kind of choice not seen in five years. Like the new multi-family sector, the expansion in listings has not come about from a drop in demand. With unit sales and price growth still strong, Winnipeg's resale market moved smartly forward in September, with average price up more than 14 per cent from the first nine months of 2007.

### Multi-family inventories up on higher completions

While inventories of single-detached and resale units have moved upward in the previous quarter, they are not, at this time, a cause for concern. Newly completed multi-family inventory, however, is well above its long term average level at 297 units. While the situation does represent a blessing for potential buyers who now have a much greater degree of choice in the marketplace, it is

Figure 3



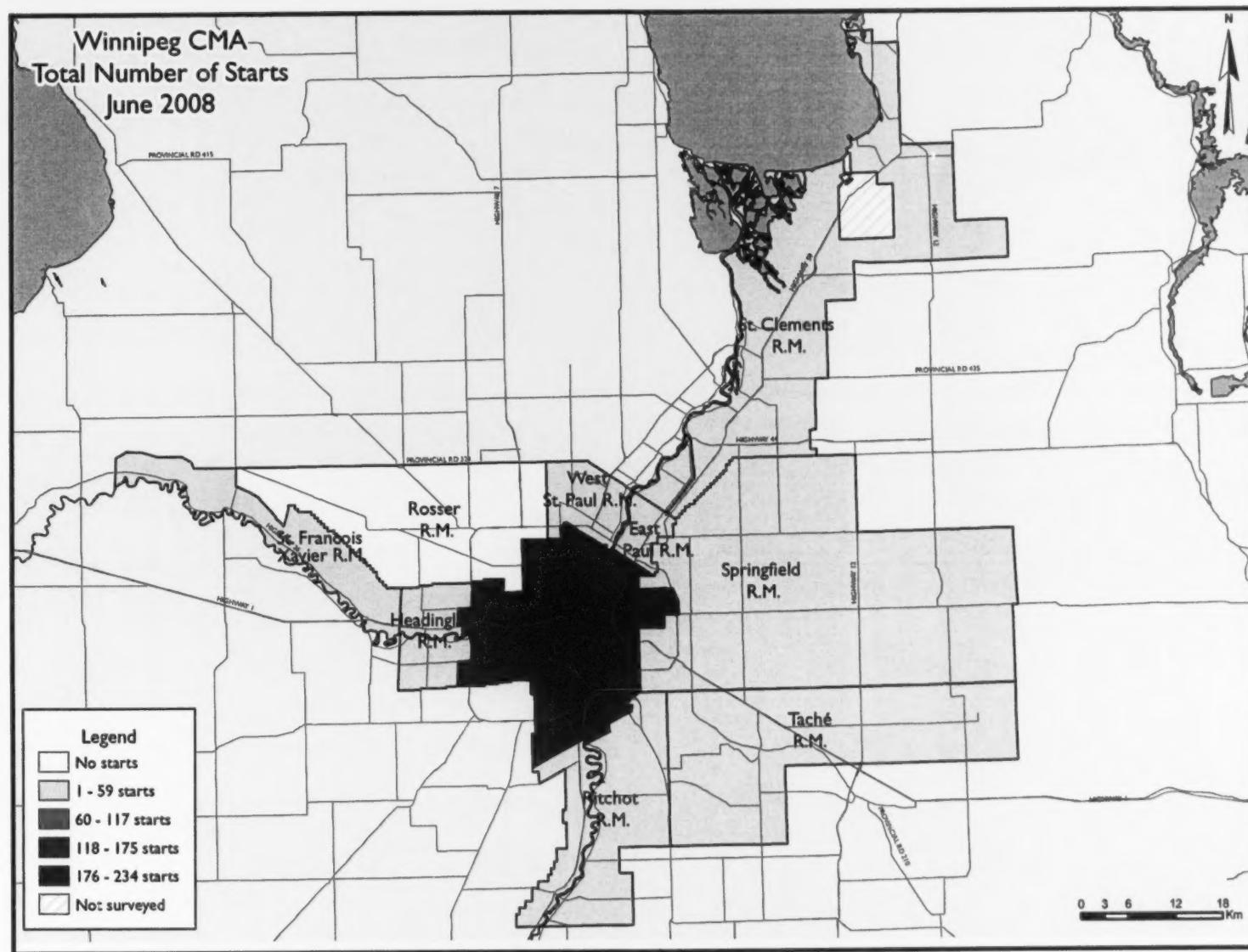
causing builders to be much more selective with pushing ahead on future multi-family projects.

It is also important to note that the increased inventory is a result of a run-up in completions and not reductions in the number of units absorbed each month. In fact, multi-family absorptions sit at 666 for the year-to-date, 14 per cent ahead of the same period last year, while completions were up more than 50 per cent, dwarfing the increase in absorptions. Absorptions of all units, meanwhile, were up only nine per cent in over the same period in 2007.

### Small employment gains in September

September also saw a modest gain in employment province-wide. While the gain was entirely composed of part-time work, year-to-date employment growth has been largely full-time in nature. Also of note is that fact that September is the month when thousands of students quit full-time summer jobs to return to school and take part-time work through the school year. The shift in employment growth should be viewed in that context.

The strong employment situation is also supported by the positive immigration that the province and, the by extension, the city, is enjoying. Data from the second quarter showed the largest net migration to the province on record. In fact, the population growth rate for Manitoba led the country in that period. This growth bodes well for supporting continued housing market strength, and is evidenced by the continued high level of demand for housing in all forms.



## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Winnipeg CMA**  
**September 2008**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
<b>STARTS</b>										
September 2008	174	8	0	0	20	54	0	0	256	
September 2007	174	0	0	0	14	130	4	0	322	
% Change	0.0	n/a	n/a	-0.2	-42.9	-58.5	-100.0	-100.0	-20.5	
Year-to-date 2008	1,459	22	0	12	54	447	0	229	2,247	
Year-to-date 2007	1,400	4	0	23	86	506	11	627	2,657	
% Change	4.0	n/a	n/a	-13.0	-35.6	-31.7	-100.0	-63.5	-15.1	
<b>UNDER CONSTRUCTION</b>										
September 2008	911	16	0	4	56	803	0	559	2,373	
September 2007	824	4	0	12	62	765	4	783	2,454	
% Change	10.6	n/a	n/a	-56.3	-50.0	-5.3	-100.0	+2.6	-3.1	
<b>COMPLETIONS</b>										
September 2008	246	4	0	4	0	116	0	0	370	
September 2007	147	4	0	0	20	0	0	20	191	
% Change	67.3	0.0	n/a	n/a	-100.0	n/a	n/a	100.0	9.0	
Year-to-date 2008	1,369	14	0	32	41	272	0	606	2,334	
Year-to-date 2007	1,250	20	0	20	76	72	15	428	1,881	
% Change	9.5	-30.0	n/a	-50.0	-48.3	-14.3	-100.0	-41.6	-24.1	
<b>COMPLETED &amp; NOT ABSORBED</b>										
September 2008	262	6	0	12	2	110	0	179	571	
September 2007	221	2	0	4	12	12	0	25	276	
% Change	18.6	-200.0	n/a	-200.0	-33.3	n/a	n/a	-106.9	-106.9	
<b>ABSORBED</b>										
September 2008	204	1	0	1	0	84	0	43	333	
September 2007	151	8	0	0	16	0	0	9	184	
% Change	35.1	-87.5	n/a	n/a	-100.0	n/a	n/a	-44	-81.0	
Year-to-date 2008	1,300	15	0	24	47	237	0	432	2,055	
Year-to-date 2007	1,226	18	0	17	72	84	15	425	1,857	
% Change	6.0	-16.7	n/a	-41.2	-34.7	-162.1	-100.0	-1.6	-10.7	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**September 2008**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
<b>STARTS</b>										
Winnipeg City										
September 2008	109	8	0	0	20	54	0	0	191	
September 2007	102	0	0	0	14	130	0	0	246	
East St. Paul R.M.										
September 2008	9	0	0	0	0	0	0	0	9	
September 2007	4	0	0	0	0	0	0	0	4	
West St. Paul R.M.										
September 2008	5	0	0	0	0	0	0	0	5	
September 2007	12	0	0	0	0	0	0	0	12	
Ritchie R.M.										
September 2008	3	0	0	0	0	0	0	0	3	
September 2007	3	0	0	0	0	0	0	0	3	
Rowe R.M.										
September 2008	2	0	0	0	0	0	0	0	2	
September 2007	0	0	0	0	0	0	0	0	0	
St. Clements R.M.										
September 2008	13	0	0	0	0	0	0	0	13	
September 2007	10	0	0	0	0	0	0	0	10	
St. Francois Xavier R.M.										
September 2008	1	0	0	0	0	0	0	0	1	
September 2007	0	0	0	0	0	0	0	0	0	
Springfield R.M.										
September 2008	10	0	0	0	0	0	0	0	10	
September 2007	19	0	0	0	0	0	0	0	19	
Tache R.M.										
September 2008	14	0	0	0	0	0	0	0	14	
September 2007	12	0	0	0	0	0	0	0	12	
West St. Paul R.M.										
September 2008	3	0	0	0	0	0	0	0	3	
September 2007	6	0	0	0	0	0	0	0	6	
Winnipeg CMA										
September 2008	174	8	0	0	20	54	0	0	256	
September 2007	174	0	0	0	14	130	4	0	322	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi.	Row, Apt. & Other	Single	Row and Semi.	Apt. & Other	Semi. and Row	Apt. & Other		
<b>UNDER CONSTRUCTION</b>										
Winnipeg CMA										
September 2008	612	14	0	0	56	773	0	559	2,038	
September 2007	540	4	0	11	62	735	0	783	2,135	
East St. Paul R.M.										
September 2008	30	0	0	0	0	0	0	0	30	
September 2007	25	0	0	0	0	0	0	0	25	
Holy Rosary R.M.										
September 2008	27	0	0	3	0	0	0	0	30	
September 2007	38	0	0	1	0	0	0	0	39	
Nikka Valley R.M.										
September 2008	27	2	0	0	0	0	0	0	29	
September 2007	20	0	0	0	0	0	0	0	20	
Transcona R.M.										
September 2008	4	0	0	0	0	0	0	0	4	
September 2007	2	0	0	0	0	0	0	0	2	
St. Clements R.M.										
September 2008	56	0	0	0	0	30	0	0	86	
September 2007	52	0	0	0	0	30	0	0	82	
St. French & Xavier R.M.										
September 2008	5	0	0	0	0	0	0	0	5	
September 2007	1	0	0	0	0	0	0	0	1	
Springdale R.M.										
September 2008	55	0	0	1	0	0	0	0	56	
September 2007	58	0	0	0	0	0	0	0	58	
Taché R.M.										
September 2008	38	0	0	0	0	0	0	0	38	
September 2007	30	0	0	0	0	0	0	0	30	
West St. Paul R.M.										
September 2008	34	0	0	0	0	0	0	0	34	
September 2007	36	0	0	0	0	0	0	0	36	
Winnipeg CMA										
September 2008	911	16	0	4	56	803	0	559	2,373	
September 2007	824	4	0	12	62	765	4	783	2,454	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**September 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Singl.	Apt & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Singl. and Row	Apt & Other	
<b>COMPLETIONS</b>									
Winnipeg City									
September 2008	199	4	0	0	0	116	0	0	319
September 2007	117	4	0	0	20	0	0	20	161
East St. Paul R.M.									
September 2008	7	0	0	0	0	0	0	0	7
September 2007	1	0	0	0	0	0	0	0	1
Headingley R.M.									
September 2008	2	0	0	4	0	0	0	0	6
September 2007	6	0	0	0	0	0	0	0	6
Glencairn R.M.									
September 2008	4	0	0	0	0	0	0	0	4
September 2007	2	0	0	0	0	0	0	0	2
Rosenort R.M.									
September 2008	0	0	0	0	0	0	0	0	0
September 2007	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2008	2	0	0	0	0	0	0	0	2
September 2007	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
September 2008	2	0	0	0	0	0	0	0	2
September 2007	0	0	0	0	0	0	0	0	0
Sprinfield R.M.									
September 2008	12	0	0	0	0	0	0	0	12
September 2007	4	0	0	0	0	0	0	0	4
Tache R.M.									
September 2008	6	0	0	0	0	0	0	0	6
September 2007	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
September 2008	5	0	0	0	0	0	0	0	5
September 2007	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
September 2008	246	4	0	4	0	116	0	0	370
September 2007	147	4	0	0	20	0	0	20	191

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**September 2008**

	Ownership								Rental	Total*		
	Freehold			Condominium			Semi, Row, and Apt.					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi.	Apt. & Other	Semi, and Row	Apt. & Other				
<b>COMPLETED &amp; NOT ABSORBED</b>												
Winnipeg City												
September 2008	219	6	0	0	1	110	0	179	515			
September 2007	182	2	0	0	11	12	0	25	232			
East St. Paul R.M.												
September 2008	10	0	0	8	0	0	0	0	18			
September 2007	7	0	0	0	0	0	0	0	7			
Headingley R.M.												
September 2008	3	0	0	4	0	0	0	0	7			
September 2007	6	0	0	4	0	0	0	0	10			
Bethel R.M.												
September 2008	1	0	0	0	0	0	0	0	1			
September 2007	3	0	0	0	0	0	0	0	3			
Rosen R.M.												
September 2008	0	0	0	0	0	0	0	0	0			
September 2007	1	0	0	0	0	0	0	0	1			
St. Clements R.M.												
September 2008	1	0	0	0	0	0	0	0	1			
September 2007	2	0	0	0	0	0	0	0	2			
St. Francis Xavier R.M.												
September 2008	1	0	0	0	0	0	0	0	1			
September 2007	0	0	0	0	0	0	0	0	0			
Springfield R.M.												
September 2008	9	0	0	0	0	0	0	0	9			
September 2007	6	0	0	0	0	0	0	0	6			
Tache R.M.												
September 2008	4	0	0	0	1	0	0	0	5			
September 2007	3	0	0	0	1	0	0	0	4			
West St. Paul R.M.												
September 2008	6	0	0	0	0	0	0	0	6			
September 2007	9	0	0	0	0	0	0	0	9			
Winnipeg CMA												
September 2008	262	6	0	12	2	110	0	179	571			
September 2007	221	2	0	4	12	12	0	25	276			

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket**  
**September 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Singl	Semi, and Row	
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Singl	Semi, and Row	
<b>ABSORBED</b>									
Winnipeg City									
September 2008	164	1	0	0	0	84	0	43	292
September 2007	125	8	0	0	16	0	0	9	158
East St. Paul R.M.									
September 2008	6	0	0	0	0	0	0	0	6
September 2007	1	0	0	0	0	0	0	0	1
Henderson R.M.									
September 2008	2	0	0	1	0	0	0	0	3
September 2007	6	0	0	0	0	0	0	0	6
Ritchie R.M.									
September 2008	4	0	0	0	0	0	0	0	4
September 2007	2	0	0	0	0	0	0	0	2
Rosen R.M.									
September 2008	0	0	0	0	0	0	0	0	0
September 2007	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2008	1	0	0	0	0	0	0	0	1
September 2007	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
September 2008	1	0	0	0	0	0	0	0	1
September 2007	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2008	11	0	0	0	0	0	0	0	11
September 2007	1	0	0	0	0	0	0	0	1
Tachim R.M.									
September 2008	5	0	0	0	0	0	0	0	5
September 2007	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
September 2008	4	0	0	0	0	0	0	0	4
September 2007	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
September 2008	204	1	0	1	0	84	0	43	333
September 2007	151	8	0	0	16	0	0	9	184

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**September 2008**

<b>Submarket</b>	<b>Single</b>		<b>Semi</b>		<b>Row</b>		<b>Apt. &amp; Other</b>		<b>Total</b>		
	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Sep 2008	Sep 2007	
Winnipeg City	109	102	8	0	20	14	54	130	191	246	-22.4
East St. Paul R.M.	9	4	0	0	0	0	0	0	9	4	125.0
Headingley R.M.	5	12	0	0	0	0	0	0	5	12	-58.3
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	13	10	0	0	0	0	0	0	13	10	30.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	10	19	0	0	0	0	0	0	10	19	-47.4
Tache R.M.	14	12	0	0	0	0	0	0	14	12	16.7
West St. Paul R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Winnipeg CMA	141	124	41	4	201	141	541	100	255	221	-20.4

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 2008**

<b>Submarket</b>	<b>Single</b>		<b>Semi</b>		<b>Row</b>		<b>Apt. &amp; Other</b>		<b>Total</b>		
	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Sep 2008	Sep 2007	Chang
Winnipeg City	1,084	1,029	22	6	52	77	700	1,103	1,858	2,215	-16.1
East St. Paul R.M.	48	33	0	0	0	0	0	0	48	33	45.5
Headingley R.M.	42	66	0	0	0	0	0	0	42	66	-36.4
Ritchot R.M.	26	38	2	0	0	0	0	0	28	38	-26.3
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	53	54	0	0	0	0	0	0	53	84	-36.9
St. Francois Xavier R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Springfield R.M.	85	86	0	0	0	0	0	0	85	86	-1.2
Tache R.M.	51	42	0	0	0	12	0	0	51	54	-5.6
West St. Paul R.M.	35	45	0	0	0	0	0	0	35	45	-22.2
Winnipeg CMA	1,717	1,425	24	10	52	89	700	1,133	2,217	2,652	-15.4

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007
Winnipeg City	20	14	0	0	54	130	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	20	14	0	0	54	130	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Winnipeg City	52	77	0	0	447	476	229	627
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	30	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	9	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	52	86	0	3	447	506	229	627

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
September 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007	Sept 2008	Sept 2007
Winnipeg City	117	102	74	144	0	0	191	246
East St. Paul R.M.	9	4	0	0	0	0	9	4
Headingley R.M.	5	12	0	0	0	0	5	12
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	13	10	0	0	0	0	13	10
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	10	19	0	0	0	0	10	19
Tache R.M.	14	12	0	0	0	0	14	12
West St. Paul R.M.	3	6	0	0	0	0	3	6
Winnipeg CMA	311	241	124	133	0	0	227	222

**Table 2.5: Starts by Submarket and by Intended Market  
January - September 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Winnipeg City	1,104	1,018	501	568	229	629	1,858	2,215
East St. Paul R.M.	44	33	4	0	0	0	48	33
Headingley R.M.	35	58	7	8	0	0	42	66
Ritchot R.M.	28	38	0	0	0	0	28	38
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	53	54	0	30	0	0	53	84
St. Francois Xavier R.M.	2	2	0	0	0	0	2	2
Springfield R.M.	84	84	1	0	0	2	85	86
Tache R.M.	51	42	0	9	0	3	51	54
West St. Paul R.M.	35	45	0	0	0	0	35	45
Winnipeg CMA	1,481	1,041	513	615	229	638	2,247	2,657

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**September 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2008	Sept 2007	% Chang.								
Winnipeg City	199	117	4	16	0	8	116	20	319	161	98.1
East St. Paul R.M.	7	1	0	0	0	0	0	0	7	1	**
Headingley R.M.	6	6	0	0	0	0	0	0	6	6	0.0
Ritchot R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	12	4	0	0	0	0	0	0	12	4	200.0
Tache R.M.	6	7	0	0	0	0	0	0	6	7	-14.3
West St. Paul R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Winnipeg CMA	250	147	4	16	0	8	116	20	370	157	93.1

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Chang.
Winnipeg City	1,035	974	12	34	41	53	878	500	1,966	1,561	25.9
East St. Paul R.M.	45	15	0	0	0	0	0	0	45	15	200.0
Headingley R.M.	43	46	0	0	0	0	0	0	43	46	-6.5
Ritchot R.M.	19	36	0	0	0	0	0	0	19	36	-47.2
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	44	32	0	0	0	0	0	0	44	32	37.5
St. Francois Xavier R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
Springfield R.M.	80	67	2	0	0	0	0	0	82	67	22.4
Tache R.M.	49	38	0	0	0	24	0	0	49	62	-21.0
West St. Paul R.M.	39	45	0	0	0	0	0	0	39	45	-13.3
Winnipeg CMA	1,401	1,270	14	34	41	77	878	500	2,334	1,881	24.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept. 2008	Sept. 2007	Sept. 2008	Sept. 2007	Sept. 2008	Sept. 2007	Sept. 2008	Sept. 2007
Winnipeg City	0	8	0	0	116	0	0	20
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	8	0	0	0	0	0	20

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Winnipeg City	41	53	0	0	272	72	606	428
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	9	0	15	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	41	53	0	15	272	72	606	428

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**September 2008**

<b>Submarket</b>	<b>Freehold</b>		<b>Condominium</b>		<b>Rental</b>		<b>Total*</b>	
	<b>Sept 2008</b>	<b>Sept 2007</b>	<b>Sept 2008</b>	<b>Sept 2007</b>	<b>Sept 2008</b>	<b>Sept 2007</b>	<b>Sept 2008</b>	<b>Sept 2007</b>
Winnipeg City	203	121	116	20	0	20	319	161
East St. Paul R.M.	7	1	0	0	0	0	7	1
Headingley R.M.	2	6	4	0	0	0	6	6
Ritchot R.M.	4	2	0	0	0	0	4	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	5	0	0	0	0	2	5
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	12	4	0	0	0	0	12	4
Tache R.M.	6	7	0	0	0	0	6	7
West St. Paul R.M.	5	3	0	0	0	0	5	3
<b>Winnipeg CMA</b>	<b>250</b>	<b>151</b>	<b>120</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>370</b>	<b>141</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - September 2008**

<b>Submarket</b>	<b>Freehold</b>		<b>Condominium</b>		<b>Rental</b>		<b>Total*</b>	
	<b>YTD 2008</b>	<b>YTD 2007</b>	<b>YTD 2008</b>	<b>YTD 2007</b>	<b>YTD 2008</b>	<b>YTD 2007</b>	<b>YTD 2008</b>	<b>YTD 2007</b>
Winnipeg City	1,041	985	319	148	606	428	1,966	1,561
East St. Paul R.M.	35	15	10	0	0	0	45	15
Headingley R.M.	27	35	16	11	0	0	43	46
Ritchot R.M.	19	36	0	0	0	0	19	36
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	44	32	0	0	0	0	44	32
St. Francois Xavier R.M.	3	5	0	0	0	0	3	5
Springfield R.M.	82	67	0	0	0	0	82	67
Tache R.M.	49	38	0	9	0	15	49	62
West St. Paul R.M.	39	45	0	0	0	0	39	45
<b>Winnipeg CMA</b>	<b>1,383</b>	<b>1,270</b>	<b>345</b>	<b>168</b>	<b>606</b>	<b>443</b>	<b>2,334</b>	<b>1,881</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 2008**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$224,999		\$225,000 - \$274,999		\$275,000 - \$324,999		\$325,000 - \$374,999		\$375,000 +							
	Units	%	Units	%	Units	%	Units	%	Units	%						
<b>Winnipeg City</b>																
September 2008	8	4.9	24	14.6	55	33.5	24	14.6	53	32.3	164	322,098	345,987			
September 2007	28	22.4	36	28.8	29	23.2	14	11.2	18	14.4	125	273,923	288,970			
Year-to-date 2008	81	8.3	211	21.7	291	29.9	177	18.2	212	21.8	972	308,000	332,598			
Year-to-date 2007	204	21.3	259	27.1	254	26.5	100	10.4	140	14.6	957	276,175	291,303			
<b>Pointe du M. R.M.</b>																
September 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--			
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2008	0	0.0	0	0.0	2	5.7	6	17.1	27	77.1	35	454,500	478,018			
Year-to-date 2007	0	0.0	0	0.0	2	16.7	1	8.3	9	75.0	12	404,163	409,619			
<b>Headingley R.M.</b>																
September 2008	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--			
September 2007	0	0.0	2	33.3	0	0.0	1	16.7	3	50.0	6	--	--			
Year-to-date 2008	0	0.0	6	14.0	2	4.7	16	37.2	19	44.2	43	367,749	415,779			
Year-to-date 2007	0	0.0	9	22.0	6	14.6	10	24.4	16	39.0	41	349,900	403,526			
<b>Ritchot R.M.</b>																
September 2008	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--			
September 2007	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--			
Year-to-date 2008	0	0.0	3	15.0	7	35.0	1	5.0	9	45.0	20	329,531	372,334			
Year-to-date 2007	3	8.3	5	13.9	10	27.8	6	16.7	12	33.3	36	323,850	329,929			
<b>Rougeau R.M.</b>																
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--			
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
<b>St. Clements R.M.</b>																
September 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--			
September 2007	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--			
Year-to-date 2008	7	15.2	6	13.0	14	30.4	7	15.2	12	26.1	46	300,000	309,572			
Year-to-date 2007	11	35.5	2	6.5	7	22.6	4	12.9	7	22.6	31	289,900	286,423			
<b>St. Francois Xavier R.M.</b>																
September 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2008	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--			
Year-to-date 2007	0	0.0	1	20.0	3	60.0	0	0.0	1	20.0	5	--	--			
<b>Springfield R.M.</b>																
September 2008	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	350,727	345,420			
September 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--			
Year-to-date 2008	3	3.9	13	16.9	20	26.0	20	26.0	21	27.3	77	327,770	337,344			
Year-to-date 2007	7	10.8	16	24.6	26	40.0	7	10.8	9	13.8	65	290,730	304,957			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

September 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$224,999		\$225,000 - \$274,999		\$275,000 - \$324,999		\$325,000 - \$374,999		\$375,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
<b>Tache R.M.</b>																
September 2008	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	—	—			
September 2007	1	14.3	1	14.3	2	28.6	1	14.3	2	28.6	7	—	—			
Year-to-date 2008	2	4.3	18	38.3	17	36.2	6	12.8	4	8.5	47	283,080	294,968			
Year-to-date 2007	6	15.4	17	43.6	10	25.6	4	10.3	2	5.1	39	261,900	272,219			
<b>West St. Paul R.M.</b>																
September 2008	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	—	—			
September 2007	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	—	—			
Year-to-date 2008	5	11.4	7	15.9	3	6.8	10	22.7	19	43.2	44	358,450	395,961			
Year-to-date 2007	0	0.0	3	6.4	14	29.8	11	23.4	19	40.4	47	333,900	380,425			
<b>Winnipeg CMA</b>																
September 2008	8	3.9	28	13.7	63	30.7	40	19.5	66	32.2	205	327,820	349,234			
September 2007	31	20.5	41	27.2	33	21.9	19	12.6	27	17.9	151	279,815	302,060			
Year-to-date 2008	103	7.8	274	20.7	366	27.6	253	19.1	328	24.8	1,324	311,000	339,455			
Year-to-date 2007	231	18.6	316	25.4	336	27.0	143	11.5	217	17.5	1,243	282,415	300,945			

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
September 2008**

Submarket	Sept 2008	Sept 2007	% Change	YTD 2008	YTD 2007	% Change
Winnipeg City	345,987	288,970	19.7	332,598	291,303	14.2
East St. Paul R.M.	--	--	n/a	478,018	409,619	16.7
Headingley R.M.	--	--	n/a	415,779	403,526	3.0
Ritchot R.M.	--	--	n/a	372,334	329,929	12.9
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	309,572	286,423	8.1
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	345,420	--	n/a	337,344	304,957	10.6
Tache R.M.	--	--	n/a	294,968	272,219	8.4
West St. Paul R.M.	--	--	n/a	395,961	380,425	4.1
Winnipeg CHA	349,234	302,060	15.6	371,131	300,945	12.8

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg**  
**September 2008**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2007	January	517	1.8	967	847	1,193	81.1	151,299	5.7	156,619
	February	735	-2.8	984	904	1,193	82.5	164,760	12.4	169,889
	March	1,080	11.7	1,056	1,342	1,294	81.6	158,877	6.6	163,596
	April	1,156	11.6	1,017	1,567	1,245	81.7	174,973	7.6	167,166
	May	1,563	11.4	1,079	1,780	1,238	87.2	184,651	15.6	178,160
	June	1,469	4.2	1,059	1,671	1,232	86.0	185,447	16.1	178,590
	July	1,192	6.0	1,027	1,259	1,117	91.9	174,942	14.4	175,620
	August	1,178	4.0	1,016	1,455	1,233	82.4	169,600	12.1	176,472
	September	1,001	3.0	1,047	1,329	1,224	85.5	171,943	13.3	177,599
	October	1,131	17.8	1,077	1,220	1,251	86.1	178,756	15.5	181,143
	November	821	5.5	1,048	753	1,190	88.1	179,148	16.9	186,995
	December	476	-13.0	942	363	1,080	87.2	172,474	6.8	176,838
2008	January	520	0.6	1,012	797	1,211	83.6	174,902	15.6	182,022
	February	714	-2.9	946	899	1,175	80.5	183,665	11.5	190,888
	March	918	-15.0	973	1,300	1,213	80.2	203,504	28.1	201,375
	April	1,247	7.9	1,051	1,624	1,302	80.7	209,832	19.9	199,337
	May	1,474	-5.7	1,042	1,907	1,312	79.4	210,901	14.2	202,515
	June	1,484	1.0	1,048	1,961	1,351	77.6	206,326	11.3	198,007
	July	1,344	12.8	1,096	1,672	1,441	76.1	195,965	12.0	199,314
	August	1,100	-6.6	1,030	1,446	1,324	77.8	190,978	12.6	199,854
	September	1,028	2.7	994	1,627	1,348	73.7	191,179	11.2	196,833
	October									
	November									
	December									
	Q3 2007	3,471	4.4	4,043				174,181	13.6	
	Q3 2008	3,472	3.0	4,745				192,968	12.1	
	YTD 2007	9,891	8.3	12,154				173,454	12.4	
	YTD 2008	9,829	-0.6	13,233				199,166	14.9	

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Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**September 2008**

	Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market					
	P & I Per \$100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)		
		1 Yr. Term	5 Yr. Term								
2007	January	679	6.50	6.65	149.7	109.0	383	5.1	70.3	668	
	February	679	6.50	6.65	150.7	109.4	384	4.9	70.4	671	
	March	669	6.40	6.49	151.6	110.3	387	4.7	70.8	672	
	April	678	6.60	6.64	152.0	110.8	389	4.7	71.0	671	
	May	709	6.85	7.14	153.1	111.4	390	4.9	71.4	674	
	June	715	7.05	7.24	161.1	111.3	390	5.0	71.3	683	
	July	715	7.05	7.24	168.1	111.9	391	4.6	71.1	690	
	August	715	7.05	7.24	168.9	111.1	391	4.2	70.8	697	
	September	712	7.05	7.19	170.3	111.6	391	4.2	70.7	700	
	October	728	7.25	7.44	170.3	110.9	392	4.4	70.9	701	
	November	725	7.20	7.39	171.2	110.7	393	4.6	71.3	701	
	December	734	7.35	7.54	171.4	110.7	394	4.7	71.4	699	
2008	January	725	7.35	7.39	172.5	110.7	395	4.5	71.4	701	
	February	718	7.25	7.29	172.6	111.1	395	4.4	71.1	708	
	March	712	7.15	7.19	174.3	111.7	396	4.1	71.1	714	
	April	700	6.95	6.99	174.5	112.6	398	4.1	71.4	715	
	May	679	6.15	6.65	177.7	113.4	398	4.1	71.4	714	
	June	710	6.95	7.15	179.6	114.2	399	4.1	71.4	715	
	July	710	6.95	7.15	179.9	114.8	397	4.2	70.9	718	
	August	691	6.65	6.85	180.2	114.9	396	4.2	70.7	722	
	September	691	6.65	6.85		115.0	394	4.4	70.5	721	
	October										
	November										
	December										

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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